



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 21-107219-WG

Project Name/Address: Chan Residence Shoreline Work

Planner: David Wong

Phone Number: 425-452-4282

Minimum Comment Period: 05/13/2021

Materials included in this Notice:

- ☒ Blue Bulletin
- ☒ Checklist
- ☒ Vicinity Map
- ☒ ☐ ☐ ☐ Plans
- ☐ ☐ ☐ Other:

OTHERS TO RECEIVE THIS DOCUMENT:

- ☒ State Department of Fish and Wildlife / Sterwart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
- ☒ State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
- ☒ Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
- ☒ Attorney General ecyolyef@atg.wa.gov
- ☒ Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us



Development Services

SEPA Environmental Checklist

The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions

The checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully and to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions.

You may respond with "Not Applicable" or "Does Not Apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays. For assistance, see [SEPA Checklist Guidance](#) on the Washington State Department of Ecology website.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The city may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Background

1. Name of proposed project, if applicable Chan Residence
2. Name of applicant Tom & Maggie Chan
3. Contact person Karen Mangold Phone 425-242-7495
4. Contact person address 8003 118th Ave NE; Kirkland, WA 98033
5. Date this checklist was prepared _____
6. Agency requesting the checklist City of Bellevue - Land Use

7. Proposed timing or schedule (including phasing, if applicable)

2021

8. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? If yes, explain.

No

9. List any environmental information you know about that has been prepared or will be prepared, that is directly related to this proposal.

Critical Areas Report - Altmann Oliver Associates, LLC
Geo-technical Engineering Study - Geotech Consultants, Inc.
Arborist Report (2) - Arborist NW, LLC
Tree Solutions Inc.

10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No

11. List any government approvals or permits that will be needed for your proposal, if known.

CALUP - City of Bellevue
JARPA -Army Corps of Engineers
HPA -State of Washington Fish & Wildlife

12. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

- Demolition of existing Single Family Residence and construction of new Single Family Residence
- Replacement of existing rockery wall at access driveway with Soldier Pile wall
- Critical areas mitigation that includes work within Lake Sammamish, it's buffer, steep slopes and steep slope buffers - see mitigation plan.

13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and the section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Project address: 672 W Lake Sammamish Pkwy NE; Bellevue, WA 98008
Tax Parcel No: 312506-9008
Quarter-Section-Township-Range: NW-31-25-6

Environmental Elements

Earth

1. General description of the site:

- ☐ Flat
☐ Rolling
☐ Hilly
☒ Steep Slopes
☐ Mountainous
☒ Other Lake Sammamish Shoreline

2. What is the steepest slope on the site (approximate percent slope)? 40%

3. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Medium to dense sand, gravel, and silt. Refer to prepared Geotechnical report for detailed descriptions of soil types found on the site.

Alderwood and Kitsap (AkF)

4. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No, refer to geotechnical report for a more detailed analysis.

5. Describe the purpose, type, total area and approximate quantities and total affected area of any filling, excavation and grading proposed. Indicate the source of the fill.

There will be approximately 150 cubic yards of excavation and approximately 300 yards of fill. Fill will be provided from existing excavation and approved import location.

6. Could erosion occur as a result of clearing, construction or use? If so, generally describe.

Yes. Due to the clearing and excavation there will be erosion typical to that type of work. Best management practices for temporary erosion and sedimentation control will be used. Work within the OHWL of Lake Sammamish as part of the mitigation plan will be done within the window of the HPA.

7. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? 34%

8. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

Best management practices as required by the City of Bellevue and WDFW for temporary erosion and sedimentation control will be used.

Erosion Control regulated by BCC 23.76

Air

1. What types of emissions to the air would result from the proposal during construction, operation and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Emission resulting from standard construction machinery.

2. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No

3. Proposed measures to reduce or control emissions or other impacts to air, if any.

None known.

Water

1. Surface Water

- a. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Lake Sammamish

- b. Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Yes, demolition of existing single family residence and construction of new single family residence. Bulkhead removal and implementation of shoreline restoration work and steep slope restoration work per the mitigation plan.

- c. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of the fill material.

No fill is proposed to be placed within the shoreline. just reuse of existing gravels located within the lake per the mitigation plan.

- d. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose and approximate quantities, if known.

Work within the lake will be done per the conditions of the JARPA permit and the HPA. Work will be done during the dry season when the lake is at the lowest level.

- e. Does the proposal lie within a 100-year floodplain? Yes
If so, note the location on the site plan.

- f. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

2. Ground Water

- a. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No

- b. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

N/A

3. Water Runoff (including stormwater)

- a. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Runoff will primarily come from rain water coming from the roof structure and impervious driveway. The storm water runoff coming from the driveway will be collected to an oil/water separation filtration system and then dispersed into the lake. Storm water runoff from the roof structure will be collected to a standard filtration system and then dispersed into the lake.

- b. Could waste materials enter ground or surface waters? If so, generally describe.

No. Waste materials from the house will be dispersed to the sanitary sewer system. Runoff from the drives will be filtered by an oil separation system prior to entering ground or surface waters.

- c. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No, existing drainage patterns will remain generally the same.

Indicate any proposed measures to reduce or control surface, ground and runoff water, and drainage pattern impacts, if any.

Best management practices measures per City of Bellevue regulations will be used in the control of runoff.

Plants

1. Check the types of vegetation found on the site:

- ☒ deciduous tree: alder, maple, aspen, other _____
- ☒ evergreen tree: fir, cedar, pine, other _____
- ☒ shrubs
- ☐ grass
- ☐ pasture
- ☐ crop or grain
- ☐ orchards, vineyards or other permanent crops
- ☒ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other _____
- ☒ water plants: water lily eelgrass, milfoil, other _____
- ☐ other types of vegetation _____

2. What kind and amount of vegetation will be removed or altered?

Native and invasive woody shrubs will be removed for construction of the new home. Invasive woody shrubs will be removed for the steep slope restoration work and replanted with native woody species. Invasive woody and herbaceous plants will be removed at the shoreline to be restored with native woody and herbaceous vegetation through implementation of the mitigation plan.

3. List any threatened and endangered species known to be on or near the site.

Chinook salmon, bull trout and steelhead trout in Lake Sammamish.
No threatened or endangered vegetation known to be on or near the site.

4. Proposed landscaping, use of native plants or other measures to preserve or enhance vegetation on the site, if any.

All remaining, non-built areas of the site will be planted with native woody vegetation - see mitigation plan.

5. List all noxious weeds and invasive species known to be on or near the site.

Himalayan and evergreen blackberry, purple and yellow loosestrife, Scot's broom, yellow-flag iris, reed canarygrass, English holly, English ivy.

Animals

1. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

Birds: ☒hawk, ☒heron, ☒eagle, ☒songbirds, ☐other _____

Mammals: ☐deer, ☐bear, ☐elk, ☒beaver, ☒other rodents, bats

Fish: ☒bass, ☒salmon, ☒trout, ☐herring, ☐shellfish, ☐other _____

2. List any threatened and endangered species known to be on or near the site.

Chinook salmon, bull trout and steelhead trout in Lake Sammamish.

3. Is the site part of a migration route? If so, explain.

Pacific Flyway

4. Proposed measures to preserve or enhance wildlife, if any.

Native and invasive woody shrubs will be removed for construction of the new home. Invasive woody shrubs will be removed for the steep slope restoration work and replanted with native woody species. Invasive woody and herbaceous plants will be removed at the shoreline to be restored with native woody and herbaceous vegetation through implementation of the mitigation plan thus improving habitat throughout the site.

5. List any invasive animal species known to be on or near the site.

rats

Energy and Natural Resources

1. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electric and natural gas

2. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

3. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

All mechanical equipment and appliances will meet the current Washington State Energy Code requirements for energy conservation.

Environmental Health

1. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill or hazardous waste, that could occur as a result of this proposal? If so, describe.

No

- a. Describe any known or possible contamination at the site from present or past uses.

None

- b. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

N/A

- c. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

none known

- d. Describe special emergency services that might be required.

none known

- e. Proposed measures to reduce or control environmental health hazards, if any.

none known

2. Noise

- a. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Noise in the area is typical for suburban living. There may be some noise from traffic on West Lake Sammamish Parkway during high traffic periods and boat noise from recreational boating on Lake Sammamish.

- b. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)?
Indicate what hours noise would come from the site.

Standard residential construction noise.

- c. Proposed measures to reduce or control noise impacts, if any.

Noise regulated by BCC 9.18.

Land and Shoreline Uses

1. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site is currently used for a single family residence. All adjacent properties are also single family residential zoning. The current proposal will not affect current land uses on nearby or adjacent properties.

2. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to non-farm or non-forest use?

No

- a. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling and harvesting? If so, how?

No

3. Describe any structures on the site.

Existing 1,010 single family residence constructed in 1958. It has been updated and remodeled numerous times and has been unoccupied for at least two years.

4. Will any structures be demolished? If so, what?

Yes, the existing single family residence.

5. What is the current zoning classification of the site? R-2.5

6. What is the current comprehensive plan designation of the site? West Lake Sammamish Subarea
Single-Family Medium Density (SF-M)

7. If applicable, what is the current shoreline master program designation of the site?

City of Bellevue - Shoreline Master Plan Shoreline Residential

8. Has any part of the site been classified as a critical area by the city or county? If so, specify.

steep slope and ~~shoreline~~
100-year floodplain. Shoreline no longer considered Critical Area by Land Use Code

9. Approximately how many people would reside or work in the completed project? 2-4

10. Approximately how many people would the completed project displace? 0

11. Proposed measures to avoid or reduce displacement impacts, if any.

12. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

13. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any.

Housing

1. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

One unit - High income housing

2. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

One unit - High income housing

3. Proposed measures to reduce or control housing impacts, if any.

Aesthetics

1. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

41'-9" from lowest finish floor to top of highest roof peak

2. What views in the immediate vicinity would be altered or obstructed?

Views from the property to the north and the property to the south may be affected, but not obstructed.

3. Proposed measures to reduce or control aesthetic impacts, if any

The new single family residence will abide by all City of Bellevue regulations in regards to lake setbacks and height maximums.

Light and Glare

1. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Standard light and glare from a single family residence will be produced. The project will take into account applicable dark skies measures.

2. Could light or glare from the finished project be a safety hazard or interfere with views?

No

3. What existing off-site sources of light or glare may affect your proposal?

Only the light from the adjacent existing single family residences to the north and south of the subject property.

4. Proposed measures to reduce or control light and glare impacts, if any.

The project will take into account applicable dark skies measures.

Recreation

1. What designated and informal recreational opportunities are in the immediate vicinity?

Recreation opportunities in the immediate vicinity include boating, sailing, swimming, & paddling on Lake Sammamish. There is also opportunity for biking and walking along Lake Sammamish Parkway that links to multiple biking and hiking trail networks in King County.

2. Would the proposed project displace any existing recreational uses? If so, describe.

No

3. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

N/A

Historic and Cultural Preservation

1. Are there any buildings, structures or sites located on or near the site that are over 45 years old listed in or eligible for listing in national, state or local preservation registers located on or near the site? If so, specifically describe.

The original structure was constructed in 1958, making it approximately 62 years old. It has been added on to and remodeled extensively since it's original construction and holds no historical significance.

2. Are there any landmarks, features or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

none known

3. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

4. Proposed measures to avoid, minimize or compensate for loss, changes to and disturbance to resources. Please include plans for the above and any permits that may be required.

Transportation

1. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The nearest public street is West Lake Sammamish Parkway. The lot itself is accessed by a private easement from West Lake Sammamish Parkway.

2. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The nearest transit stop is approximately a one mile walk to NE 8th St & Northup Way.

3. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

4 New
1 Existing

4. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No

5. Will the project or proposal use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.

No

6. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

Unknown

7. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

8. Proposed measures to reduce or control transportation impacts, if any.

N/A

Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

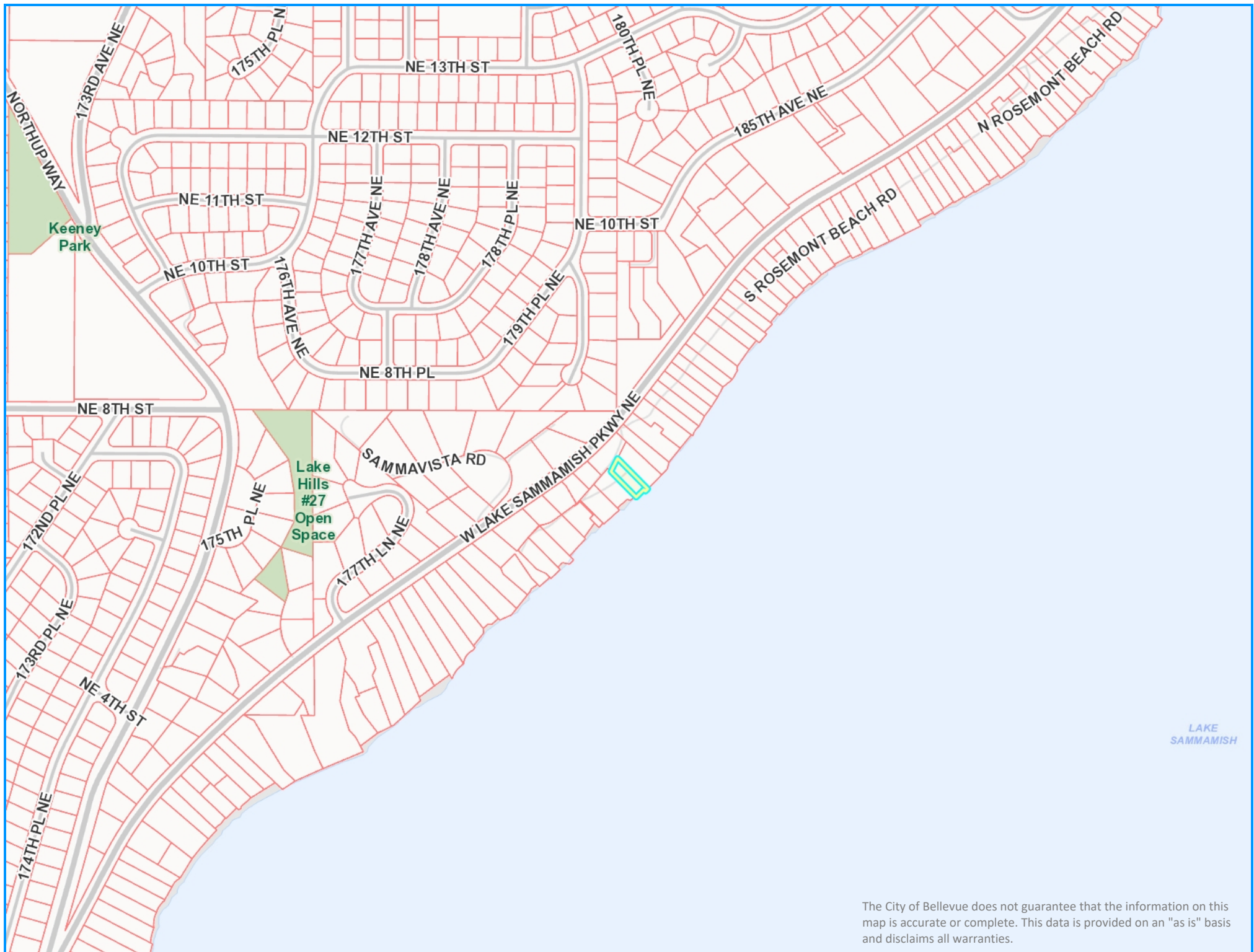
Signature Karen Mangold

Digitally signed by Karen Mangold
Date: 2021.04.26 07:57:39 -07'00

Name of signee Karen Mangold

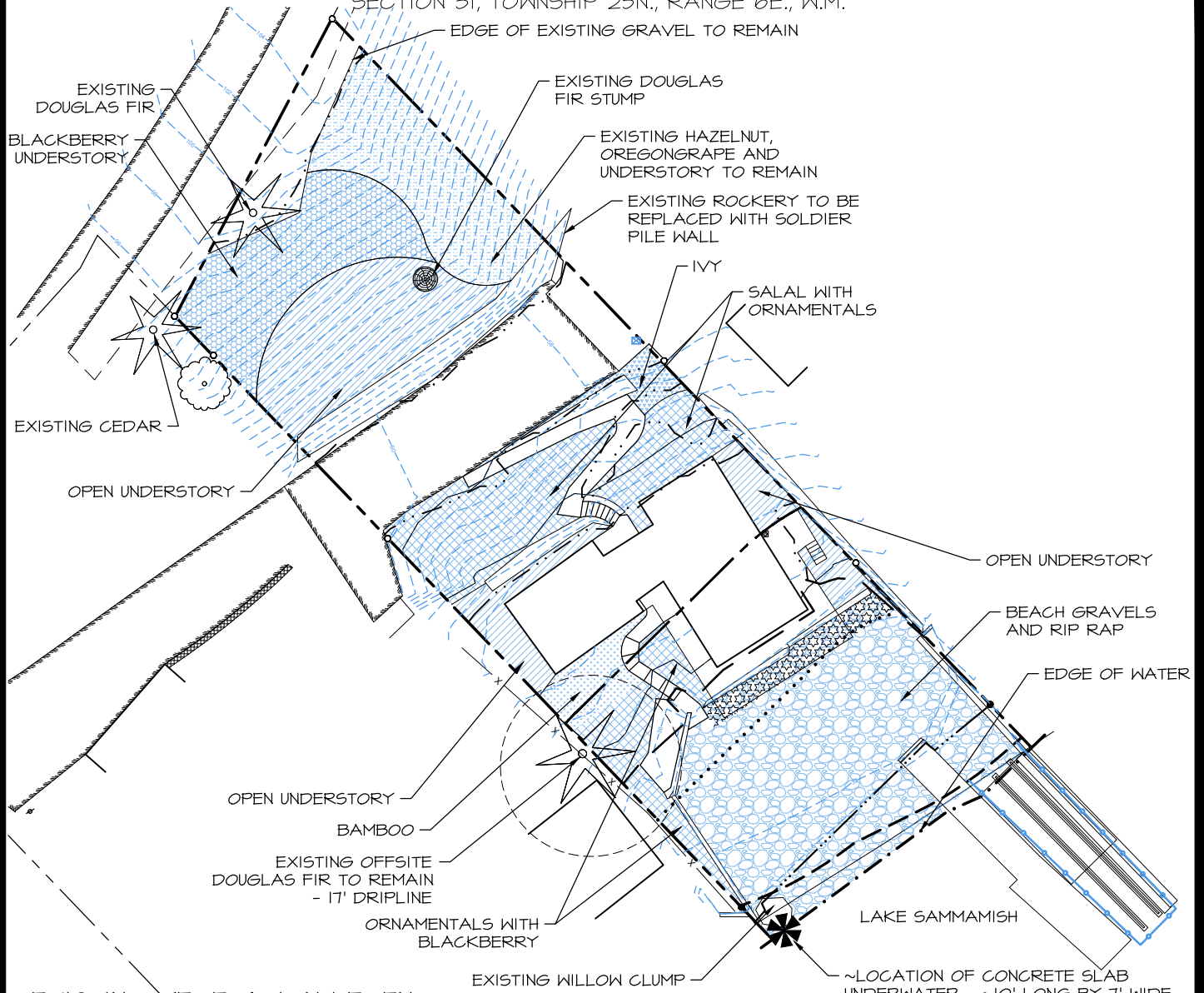
Position and Agency/Organization Architect - Nash & Associates Architects

Date Submitted 4/26/2021



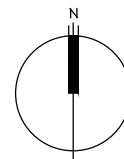
The City of Bellevue does not guarantee that the information on this map is accurate or complete. This data is provided on an "as is" basis and disclaims all warranties.

SECTION 31, TOWNSHIP 25N., RANGE 6E., W.M.



EXISTING VEGETATION LEGEND

---	PROPERTY LINE
---	ORDINARY HIGH WATER OF LAKE SAMMAMISH
---	~100 YR. FLOODPLAIN
---	EDGE OF WATER
---	TOE/TOP OF SLOPE (75' BUFFER FROM TOE OF SLOPE AND 50' BUFFER FROM TOP OF SLOPE)
---	STEEP SLOPE BUFFER
---	25' SHORELINE SETBACK
---	50' SHORELINE STRUCTURE SETBACK
	EXISTING TREES TO REMAIN
	EXISTING HAZELNUT, OREGONGRAPE AND UNDERSTORY TO REMAIN - 786 SF
	BLACKBERRY UNDERSTORY - 808 SF
	BARE GROUND - 1,259 SF
	BEACH GRAVELS - 1,988 SF
	BAMBOO - 187 SF
	ORNAMENTAL PLANTING WITH BLACKBERRY - 1,258 SF
	IVY - 102 SF
	NON-NATIVE WOODY VEGETATION OVER GRAVEL - 172 SF



SITE OVERVIEW/EXISTING VEGETATION

Reference Number:
 Applicant Name: CHAN
 Proposed Project:
 Shoreline Restoration
 Location: 672 W. LAKE
 SAMMAMISH PKWY, NE
 Sheet 2 of 13 Date: 04-06-21

Altmann Oliver Associates, LLC

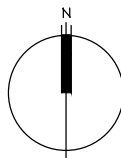
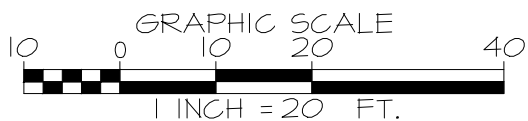
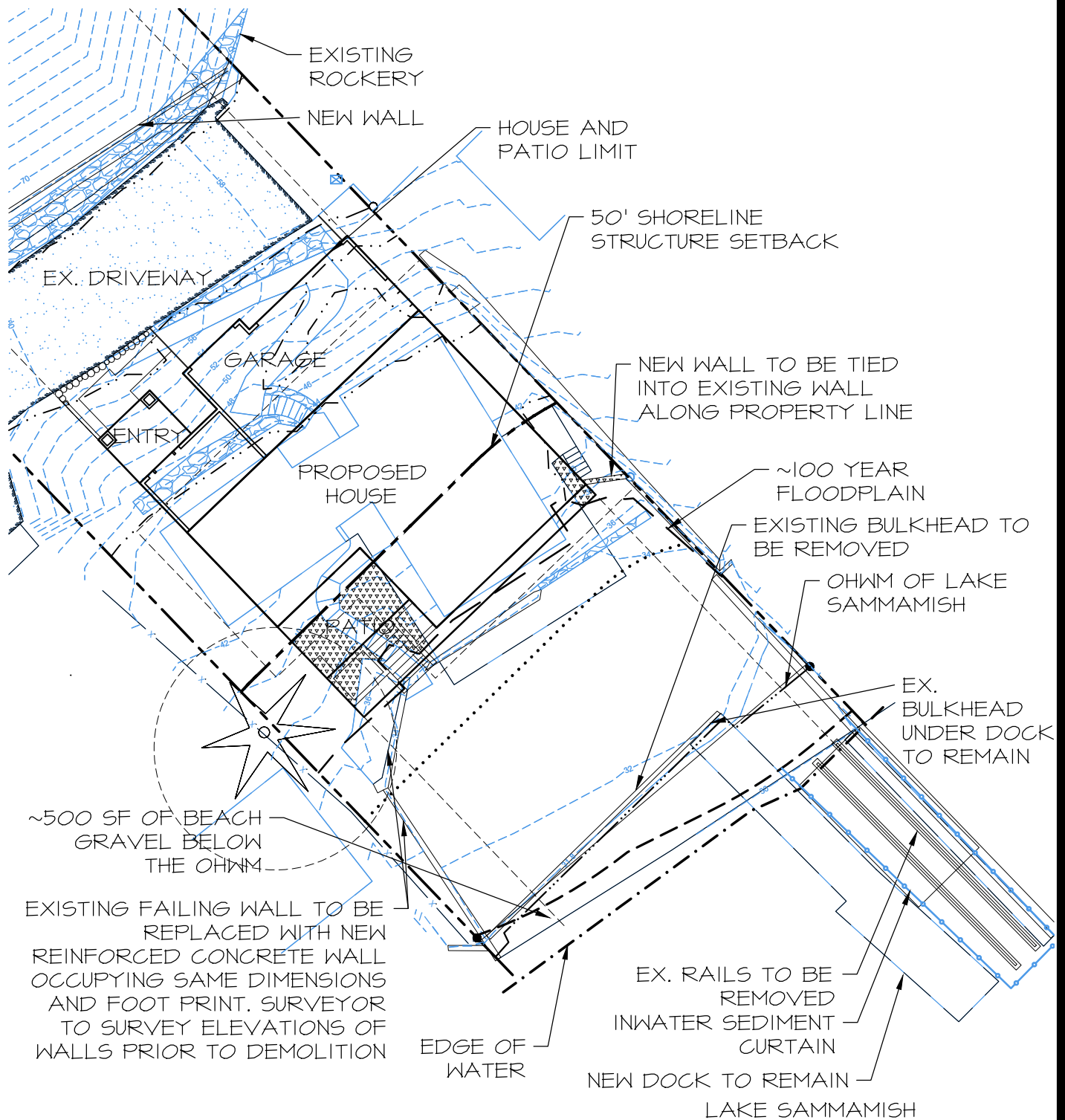
AOA

Environmental
 Planning &
 Landscape
 Architecture



PO Box 578 Caman, WA 98014 Office (425) 333-4535 Fax (425) 333-4509

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CRITICAL AREAS IMPACTS PLAN

Reference Number:
Applicant Name: CHAN
Proposed Project:
Shoreline Restoration
Location: 672 W. LAKE
SAMMAMISH PKWY, NE
Sheet 3 of 13 Date: 04-06-21

Altmann Oliver Associates, LLC



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PLAN LEGEND

-----	PROPERTY LINE
.....	ORDINARY HIGH WATER OF LAKE SAMMAMISH
— — — —	~100 YR. FLOODPLAIN
-.-.-.-.-	EDGE OF WATER
-.-.-.-.-	TOE/TOP OF SLOPE (75' BUFFER FROM TOE OF SLOPE AND 50' BUFFER FROM TOP OF SLOPE)
-----	STEEP SLOPE BUFFER
.....	25' SHORELINE SETBACK
-----	50' SHORELINE STRUCTURE SETBACK
-----	5' BSBL
	EXISTING TREES TO REMAIN
	IN-WATER SEDIMENT CURTAIN - SEE DETAIL 2 ON SHEET 9

IMPACT LEGEND

	SHORELINE SETBACK IMPACTS	161
	TOTAL IMPACTS	161 SF

CRITICAL AREAS IMPACTS LEGEND

Reference Number:
Applicant Name: CHAN
Proposed Project:
Shoreline Restoration
Location: 672 W. LAKE
SAMMAMISH PKWY, NE
Sheet 4 of 13 Date: 04-06-21

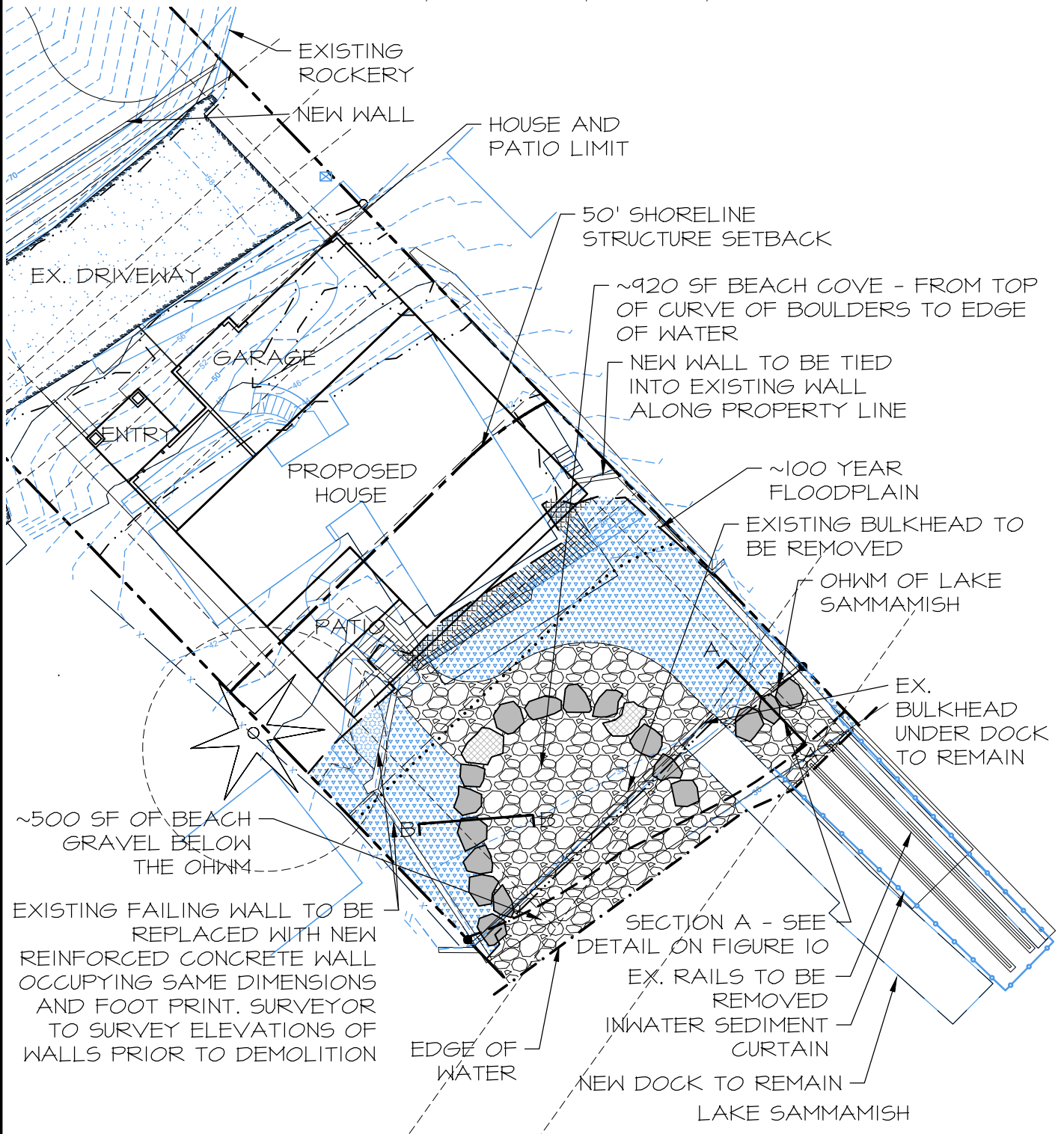
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**WORK WITHIN THE 50'
SHORELINE SETBACK PLAN**

Reference Number:
Applicant Name: CHAN
Proposed Project:
Shoreline Restoration
Location: 672 W. LAKE
SAMMAMISH PKWY, NE
Sheet 5 of 13 Date: 04-06-21


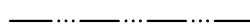


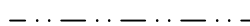

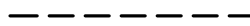








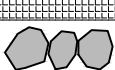

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PLAN LEGEND

	PROPERTY LINE
	ORDINARY HIGH WATER OF LAKE SAMMAMISH
	~100 YR. FLOODPLAIN
	EDGE OF WATER
	TOE/TOP OF SLOPE (75' BUFFER FROM TOE OF SLOPE AND 50' BUFFER FROM TOP OF SLOPE)
	STEEP SLOPE BUFFER
	25' SHORELINE SETBACK
	50' SHORELINE STRUCTURE SETBACK
	5' BSBL
	EXISTING TREES TO REMAIN
	LANDSCAPE AREA WITHIN THE 100 YR. FLOODPLAIN - 42 SF
	EXISTING BEACH GRAVELS TO BE REUSED - 1,241 SF
	ENHANCEMENT PLANTINGS - 1,033 SF
	STRUCTURE REMOVED FROM FLOODPLAIN - 86 SF
	NEW STRUCTURE WITHIN FLOODPLAIN - 46 SF
	BOULDERS TO BE RIVER OR GLACIALLY WORN ORIGIN WITH 3' DIA. ON LONG AXIS AND 2' DIA. MIN. ON SHORT AXIS. PLACE GEOTEXTILE FABRIC BEHIND BOULDERS AND ROCKERY TO PREVENT PIPING OF MATERIAL - SEE DETAILS ON SHEET 10.
	IN-WATER SEDIMENT CURTAIN - SEE DETAIL 2 ON SHEET 9

WORK WITHIN THE 50' SHORELINE SETBACK LEGEND

Reference Number:
Applicant Name: CHAN
Proposed Project:
Shoreline Restoration
Location: 672 W. LAKE
SAMMAMISH PKWY, NE
Sheet 6 of 13 Date: 04-06-21

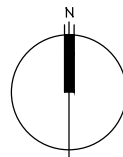
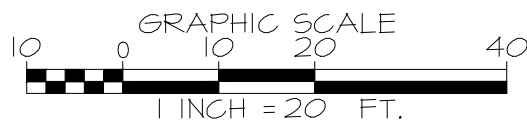
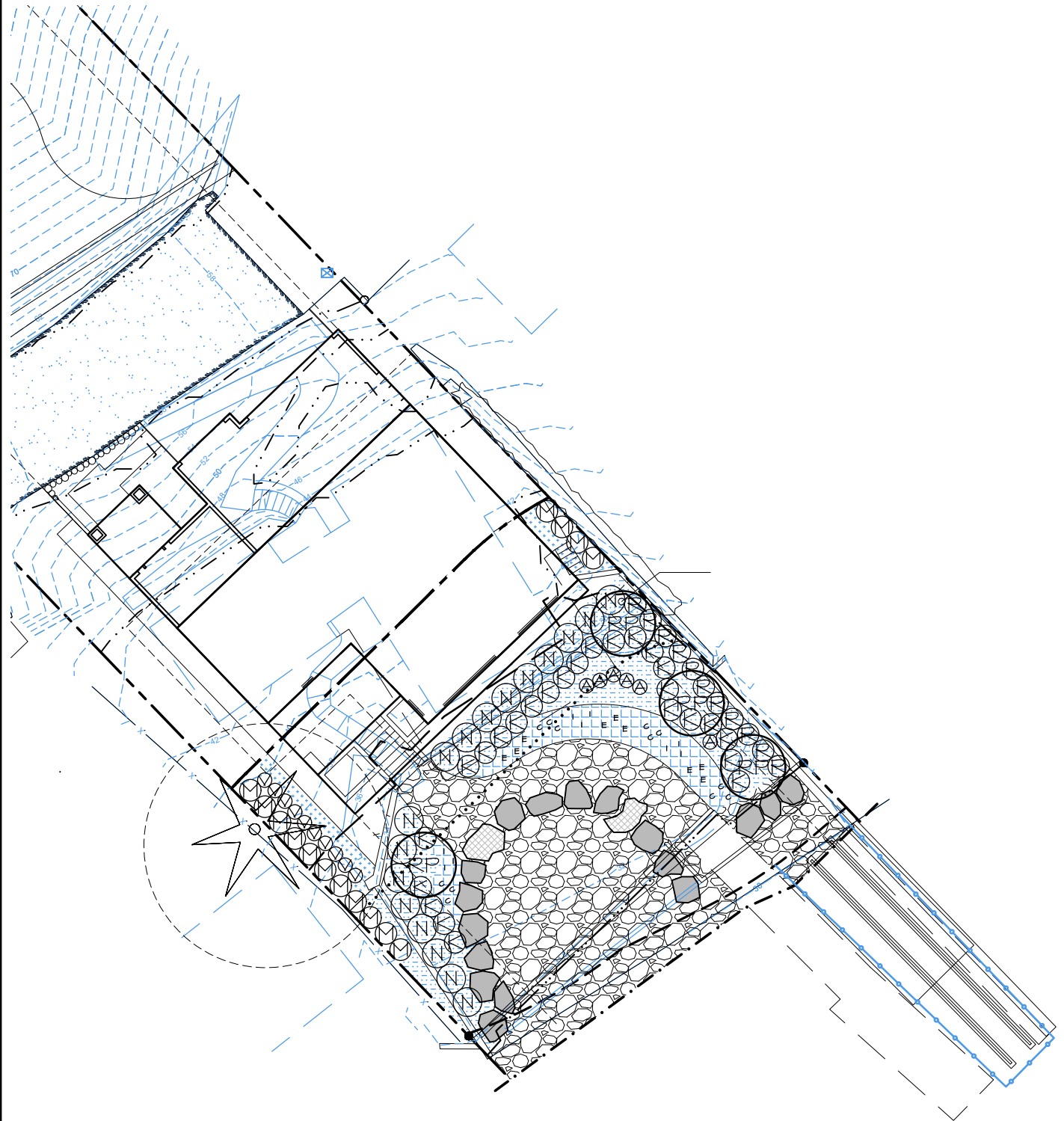
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PLANTING PLAN

Reference Number:
Applicant Name: CHAN
Proposed Project:
Shoreline Restoration
Location: 672 W. LAKE
SAMMAMISH PKWY, NE
Sheet 7 of 13 Date: 04-06-21

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PLANT SCHEDULE

TREES

KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY.	SIZE (MIN.)
RP	RHAMNUS PURSHIANA	CASCARA	10' O.C.	4	2 GAL.

SHRUBS

KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY.	SIZE (MIN.)
A	ATHYRIUM FILIX-FEMINA	LADY FERN	2' O.C.	6	1 GAL.
N	CORNUS SERICEA	RED-OSIER DOGWOOD	4' O.C.	17	1 GAL.
K	KALMIA MICROPHYLLA	BOG LAUREL	3' O.C.	25	1 GAL.
M	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE	3' O.C.	15	1 GAL.
	POLYSTICHUM MUNITUM	SWORD FERN	3' O.C.	9	1 GAL.
R	ROSA PISOCARPA	CLUSTERED ROSE	3' O.C.	11	1 GAL.
V	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	2' O.C.	10	1 GAL.

GROUND COVER

KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY.	SIZE (MIN.)
	CAREX OBNUPTA	SLOUGH SEDGE	1.5' O.C.	104	CLUMP DIVISION
	FRAGARIA CHILOENSIS	COAST STRAWBERRY	2' O.C.	203	4" POT

PERENNIALS

KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY.	SIZE MIN.)
C	CAMPANULA ROTUNDIFOLIA	COMMON HAIRBELL	1' O.C.	12	1 GAL. OR 4" POT
E	ERYTHRONIUM MONTANUM	AVALANCHE LILY	6" O.C.	9	1 GAL. OR 4" POT
I	IRIS TENAX	OREGON IRIS	1' O.C.	9	1 GAL. OR 4" POT

PLANT SCHEDULE

Reference Number:
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 Shoreline Restoration
 Location: 672 W. LAKE
 SAMMAMISH PKWY, NE
 Sheet 8 of 13 Date: 04-06-21

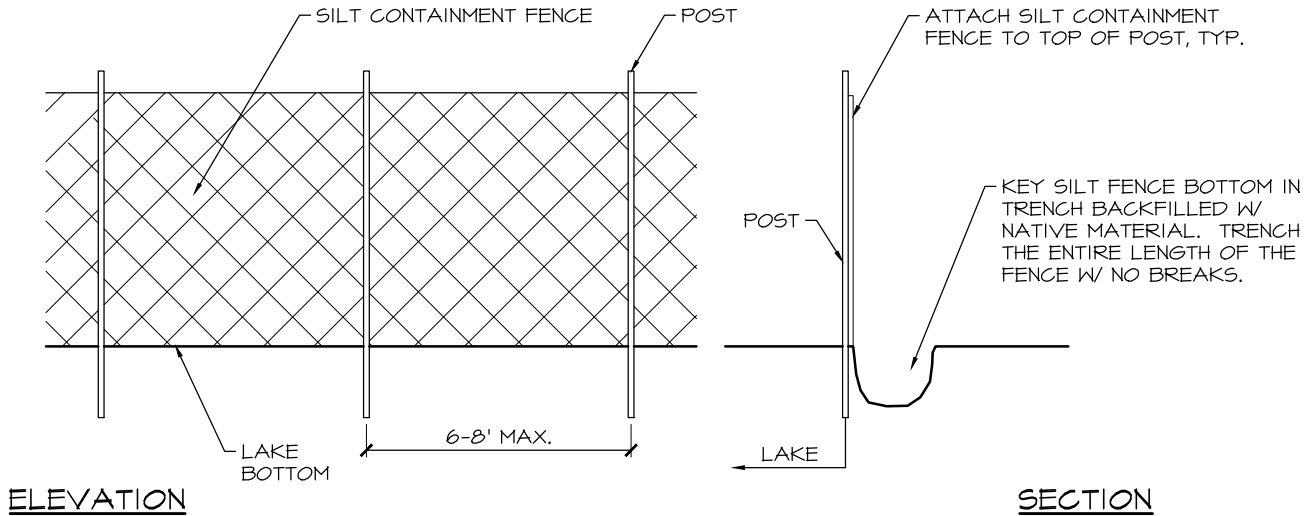
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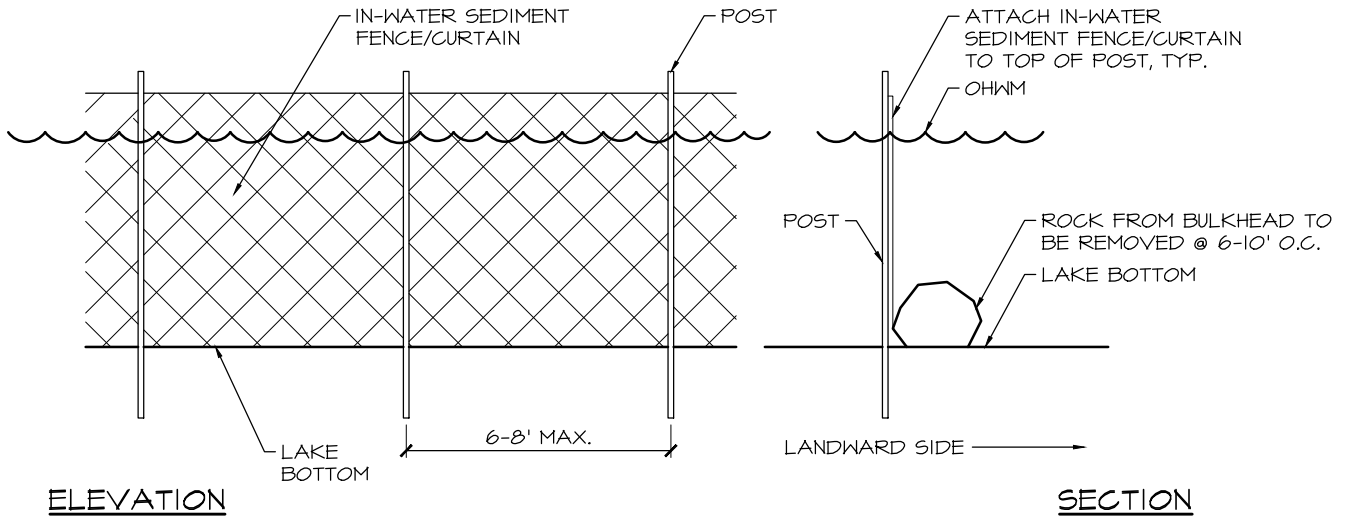
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1 SILT FENCE

SCALE: NTS



NOTE: A FLOATING SEDIMENT CURTAIN MAY BE UTILIZED W/ THE BOTTOM ANCHORED IN A SIMILAR FASHION

2 IN-WATER SEDIMENT CURTAIN INSTALLATION

SCALE: NTS

CONSTRUCTION DETAILS

Reference Number:
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 Proposed Project:
 Shoreline Restoration
 Location: 672 W. LAKE
 SAMMAMISH PKWY, NE
 Sheet 9 of 13 Date: 04-06-21

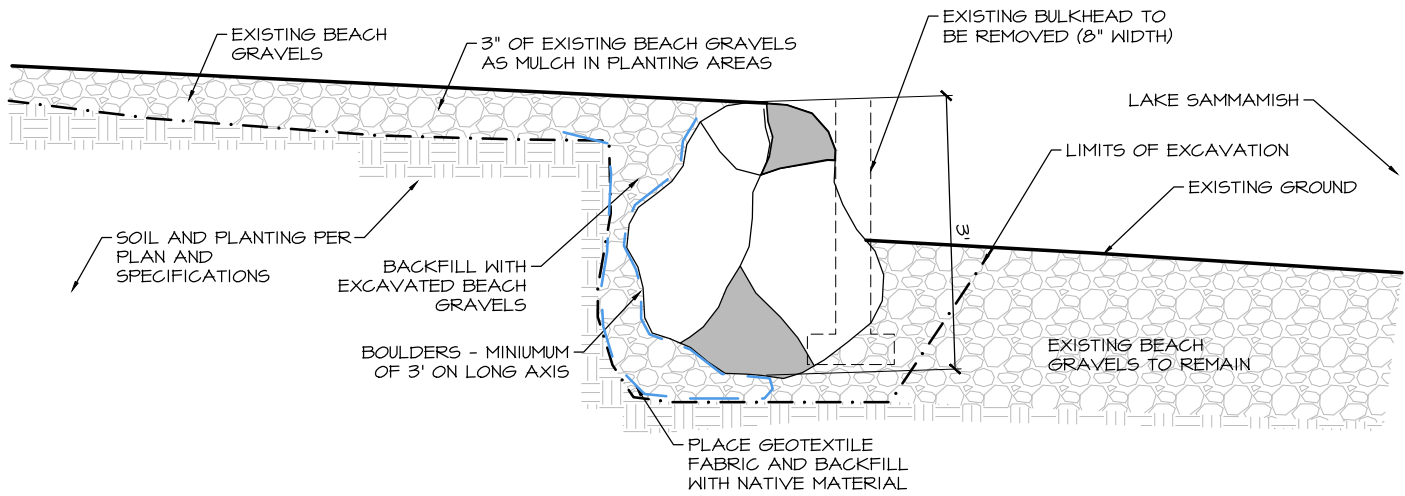
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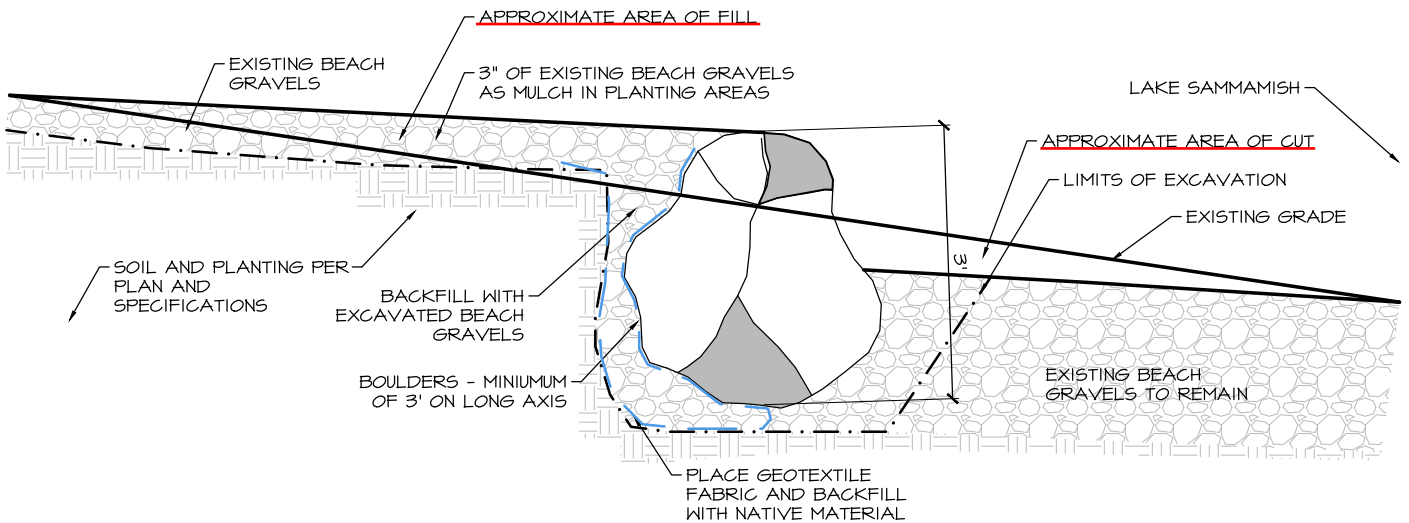




A AREA OF EXCAVATION

SCALE: NTS

Cut and fill in 100-year floodplain



B AREA OF EXCAVATION

SCALE: NTS

CONSTRUCTION DETAILS

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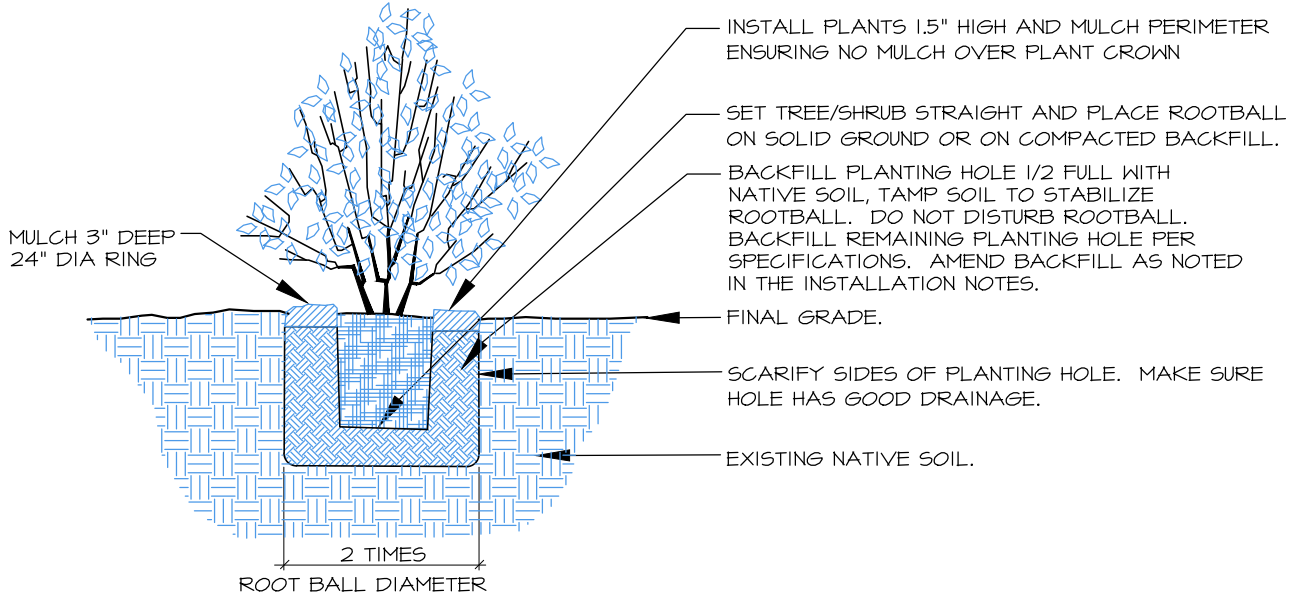
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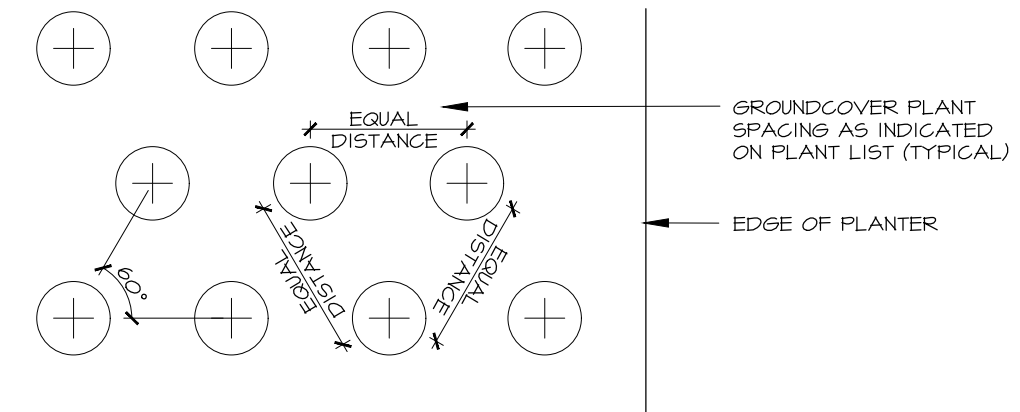
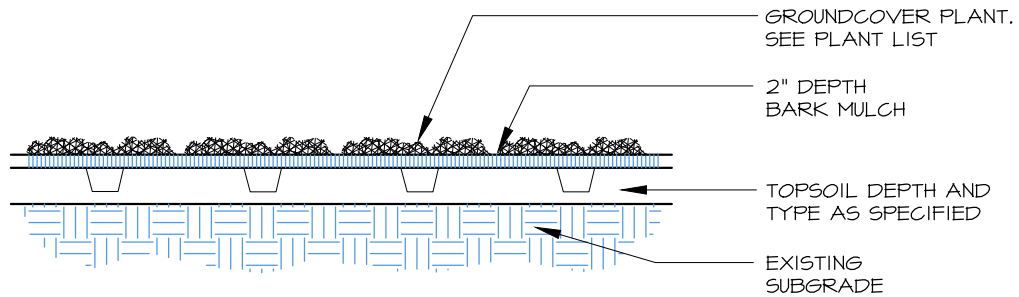


SECTION 31, TOWNSHIP 25N., RANGE 6E., W.M.



1 CONTAINER TREE/SHRUB PLANTING (TYP.)

SCALE: NTS



2 GROUNDCOVER PLANTING (TYP.)

SCALE: NTS

PLANTING DETAILS

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SPECIFICATIONS

1. THIS PLAN PERTAINS TO PLANTING PORTION OF THE SITE WORK ONLY.
2. CONTRACTOR INFORMATION. WHEN IT IS AVAILABLE, CONTACT INFORMATION SHALL BE PROVIDED TO THE CITY OF BELLEVUE THAT INCLUDES NAMES, ADDRESSES AND PHONE NUMBERS OF PERSONS/FIRMS THAT WILL BE RESPONSIBLE FOR INSTALLING REQUIRED PLANTS AND PERFORMING REQUIRED MAINTENANCE.
3. CONTRACTOR'S QUALIFICATIONS. ALL WORK SHALL BE PERFORMED BY A LICENSED LANDSCAPE CONTRACTOR REGISTERED IN THE STATE OF WASHINGTON. CONTRACTOR MUST BE EXPERIENCED IN MITIGATION AND RESTORATION WORK. THE CONTRACTOR SHALL PROVIDE THAT THERE IS ONE PERSON ON THE SITE AT ALL TIMES DURING WORK AND INSTALLATION WHO IS THOROUGHLY FAMILIAR WITH THE TYPE OF MATERIALS BEING INSTALLED AND THE BEST METHODS FOR THEIR INSTALLATION, AND WHO SHALL DIRECT ALL WORK BEING PERFORMED UNDER THESE SPECIFICATIONS. THIS PERSON SHALL HAVE A MINIMUM OF FIVE (5) YEARS EXPERIENCE INSTALLING NATIVE PLANT MATERIALS FOR WETLAND MITIGATION OR RESTORATION PROJECTS, UNLESS OTHERWISE ALLOWED BY THE LANDSCAPE DESIGNER, WETLAND BIOLOGIST AND/OR THE CITY OF BELLEVUE.
4. A IN-WATER SEDIMENT CONTROL CURTAIN, SEE DETAIL 2 ON SHEET 9, SHALL BE INSTALLED AT THE LOCATION DEPICTED ON SHEETS 3 AND 5 AND MAINTAINED IN A FUNCTIONING MANNER TO CONTAIN SUSPENDED SEDIMENTS BY INSTALLING 10' LONG WOOD STAKES INTO THE LAKE SUBSTRATE AT MAXIMUM SPACING OF 8' ALONG THE SHORELINE. THE CURTAIN SHALL BE HUNG BETWEEN THE STAKES WITH THE BOTTOM ANCHORED BY SINGLE ROCKS SPACED EVERY 6-8' ALONG THE BOTTOM OF THE CURTAIN.
5. SHORELINE RESTORATION AND BULKHEAD REMOVAL SHALL BE DONE WITHIN THE TIME PERIOD OF THE HPA AND COE PERMITS. CIVIL ENGINEER SHALL REVIEW AT KEY TIMES DURING BULKHEAD AND RAIL REMOVAL, WALL REPLACEMENT AND ROCK PLACEMENT.
6. EXISTING FAILING WALL TO BE REPLACED WITH NEW REINFORCED CONCRETE WALL OCCUPYING SAME DIMENSIONS AND FOOT PRINT. SURVEYOR TO SURVEY ELEVATIONS OF WALLS PRIOR TO DEMOLITION.
7. ALL PLANTING AREAS OUTSIDE THE 100-YEAR FLOODPLAIN SHALL BE OVER-EXCAVATED 12" FOR PLACEMENT OF 12" OF IMPORTED 3-WAY TOPSOIL (DEJONG'S). RETAIN SOME OF THE GRAVELS FOR REPLACEMENT AS MULCH - SEE SPECIFICATION 10 BELOW. AOA TO APPROVE TOPSOIL PRIOR TO PLACEMENT.
8. IRRIGATION SYSTEM SHALL BE IN PLACE AT TIME OF PLANTING.
9. INTERMEDIATE INSPECTIONS. ALL PLANTS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE DESIGNER AND/OR WETLAND BIOLOGIST PRIOR TO INSTALLATION. CONDITION OF ROOTS OF A RANDOM SAMPLE OF PLANTS WILL BE INSPECTED, AS WELL AS ALL ABOVEGROUND GROWTH ON ALL PLANTS. ROOTS OF ANY BARE ROOT PLANTS, IF PERMITTED FOR USE, WILL BE INSPECTED. PLANT MATERIAL MAY BE APPROVED AT THE SOURCE, AT THE DISCRETION OF THE LANDSCAPE DESIGNER AND THE WETLAND BIOLOGIST, BUT ALL MATERIAL MUST BE RE-INSPECTED AND APPROVED ON THE SITE PRIOR TO INSTALLATION. PLANT LOCATIONS SHALL ALSO BE INSPECTED AND APPROVED PRIOR TO PLANTING.
10. PRIOR TO INSTALLATION OF PLANT MATERIAL, THE PLANTING AREAS WILL BE LAID OUT BASED ON THE PLANTING PLAN, AND ALL HIMALAYAN BLACKBERRY, ENGLISH IVY OR OTHER INVASIVE PLANT SPECIES LOCATED IN THE PLANTING AREAS WILL BE REMOVED BY HAND.
11. ALL PLANTS SHALL BE PIT-PLANTED IN PLANTING PITS EXCAVATED 2X THE DIAMETER OF THE PLANT. PLANTS LOCATED WITHIN THE 100-YEAR FLOODPLAIN SHALL BE INSTALLED IN SOIL (SAME SOIL AT SPEC #6) FILLED BURLAP SACKS AND TIED WITH NATURAL TWINE. BURY PLANTS WITHIN EXISTING GRAVELS TO 2" FROM TOP. PLANTS SHALL BE INSTALLED 3" HIGH AND SURFACED MULCHED TO A DEPTH OF 3" WITH BEACH GRAVELS REMOVED FROM THE PLANTING AREA WITHIN THE 100-YEAR FLOODPLAIN, OUTSIDE THE 100-YEAR FLOODPLAIN, MULCH WITH MEDIUM-COURSE BARK MULCH PLACED CONTINUOUSLY THROUGHOUT THE PLANTING BED.
12. ALL PLANTS SHALL BE NURSERY GROWN (IN WESTERN WA OR OR) FOR AT LEAST 1 YEAR FROM PURCHASE DATE, FREE FROM DISEASE OR PESTS, WELL-ROOTED, BUT NOT ROOT-BOUND AND TRUE TO SPECIES.
13. PLANT LAYOUT SHALL BE APPROVED BY AOA PRIOR TO INSTALLATION AND APPROVED UPON COMPLETION OF PLANTING.
14. UPON COMPLETION OF PLANTING, ALL PLANTS SHALL BE THOROUGHLY WATERED.
15. UPON APPROVAL OF PLANTING INSTALLATION BY AOA, THE CITY OF BELLEVUE WILL BE NOTIFIED TO CONDUCT A SITE REVIEW FOR FINAL APPROVAL OF CONSTRUCTION.
16. MAINTENANCE SHALL BE REQUIRED IN ACCORDANCE WITH THE CITY OF BELLEVUE SENSITIVE AREAS MITIGATION GUIDELINES AND APPROVED PLANS.
17. DESIGN-BUILD IRRIGATION SYSTEM BY LANDSCAPE CONTRACTOR TO PROVIDE FULL COVERAGE TO ALL PLANTING AREAS.
18. THE ZONE TO THE PLANTING BEDS SHALL BE SET TO PROVIDE 1/2" OF FLOW 2-3 TIMES WEEKLY FROM JUNE 15 - SEPTEMBER 30 THE FIRST YEAR AFTER PLANTING. FLOW SHALL REDUCE TO 1-2 TIMES WEEKLY THE SECOND YEAR AFTER PLANTING AND ONCE WEEKLY THE YEARS 3-5. NO FURTHER IRRIGATION IS NECESSARY AFTER THE THIRD YEAR FOR THE NATIVE PLANTING BEDS.
19. MAINTENANCE SHALL BE IMPLEMENTED ON A REGULAR BASIS ACCORDING TO THE SCHEDULE BELOW.

ANNUAL MAINTENANCE SCHEDULE

MAINTENANCE ITEM	J	F	M	A	M	J	J	A	S	O	N	D
WEED CONTROL			I		I	I	I	I	I	I		
GENERAL MAINT.			I		I	I	I	I	I	I		
WATERING - YEAR 1						4	8	8	8			
WATERING - YEAR 2						4	8	8	8			
WATERING - YEARS 3-5						4	4	4	4			

I-8 = NUMBER OF TIMES TASK SHALL BE PERFORMED PER MONTH.

SPECIFICATIONS

Reference Number:
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MAINTENANCE & MONITORING PLAN

CONSTRUCTION MANAGEMENT

1. Prior to commencement of any work in the steep slope and shoreline setback enhancement areas, the clearing limits will be staked and all existing vegetation to be saved will be clearly marked. A pre-installation meeting will be held at the site to review and discuss all aspects of the project with the owner.
2. A biologist will supervise plan implementation during construction to ensure that objectives and specifications of the steep slope and shoreline setback enhancement plan are met.
3. Any necessary significant modifications to the design that occur as a result of unforeseen site conditions will be jointly approved by the City of Bellevue and the biologist prior to their implementation.

MONITORING METHODOLOGY

1. The monitoring program will be conducted twice yearly (in the beginning and end of the growing season) for a period of five years, with reports submitted annually (at the end of the growing season) to the City of Bellevue.
2. Vegetation establishment within the steep slope and shoreline setback enhancement areas will be monitored during each field visit with a record kept of all plant species found.
3. Photo-points will be established from which photographs will be taken throughout the monitoring period. These photographs will document general appearance and progress in plant community establishment in the enhancement areas. Review of the photos over time will provide a semi-quantitative representation of success of the enhancement plan.

PERFORMANCE STANDARDS

Success of plant establishment within the steep slope and shoreline setback enhancement areas will be evaluated on the basis of percent survival of planted species.

1. Native woody cover will be a minimum of; 10% at construction completion, 15% at year 1, 20% at year 2, 25% at year 3 and 40% at year 5.
2. There will be 100% survival of all woody planted species throughout the mitigation planted area at the end of the first year of planting. For years 2-5, success will be based on an 85% survival rate or similar number of recolonized native woody plants.
3. Exotic and invasive plant species will be maintained at levels below 10% total cover. Removal of these species will occur immediately following the monitoring event in which they surpass the above maximum coverage. Removal will occur by hand whenever possible.

MAINTENANCE (M) & CONTINGENCY (C)

1. Established performance standards for the project will be compared to the monitoring results in order to judge the success of the enhancement project.
2. Contingency will include many of the items listed below and would be implemented if these performance standards are not met.
3. Maintenance and remedial action on the site will be implemented immediately upon completion of the monitoring event, (unless otherwise specifically indicated below).

- replace dead plants with the same species or a substitute species that meet the goal of the enhancement plan (C)
- re-plant areas after reason for failure has been identified (e.g., moisture regime, poor plant stock, disease, shade/sun conditions, wildlife damage, etc.) (C)
- irrigate following plant installation for five years (M)

PERFORMANCE BOND

1. A performance bond or other surety device will be posted with the City of Bellevue by the applicant to cover the costs of steep slope and shoreline setback enhancement plan implementation (including labor, materials, maintenance, and monitoring).
2. The bond or assignment may be released in partial amounts in proportion to work successfully completed over the five year monitoring period, as the applicant demonstrates performance and corrective measures.

MAINTENANCE AND MONITORING PLAN

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